

BOARD OF ARCHITECTURAL REVIEW
AGENDA
November 20, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – November 6, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

BAR 14-689 Request of Jucapa LLC for a Certificate of Appropriateness to repair the windows at the property located at 455 North Loudoun Street.

BAR 14-705 Request of the Religious Society Of Friends for a Certificate of Appropriateness to install a storage shed at 203 North Washington Street.

BAR 14-707 Request of Nostimon LLC for a Certificate of Appropriateness to replace the roof at 202 East Piccadilly Street.

BAR 14-710 Request of G W Development LLC for a Certificate of Appropriateness to apply new trim around entryway and signage for restaurant entrance at 103 East Piccadilly Street.

4. OLD BUSINESS

5. OTHER DISCUSSION

Draft calendar for 2015 meetings.

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, November 6, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Serafin, Mr. Walker, Mr. Bandyke, Ms. Jackson

ABSENT: Ms. Elgin

STAFF: Josh Crump, Carolyn Barrett

VISITORS: Deborrah Walker, Scott McNutt

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of October 16, 2014. Hearing none, Chairman Rockwood called for a motion. Mr. Walker moved to approve the minutes. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0-1. Ms. Jackson abstained.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR 14-680 Request of Deborrah Walker for a Certificate of Appropriateness to replace the porch at 225 East Boscawen Street.

Ms. Walker stated that the porch is in very poor condition and needs to be replaced. There will be no changes to the structure. The pillars underneath will not be removed. The porch is rotted out and separated from the building due to water leakage in the back.

Chairman Rockwood noted that white PVC lattice was specified in the design. Mr. Bandyke asked about the picture showing the lattice. Ms. Walker said the picture was taken years ago. Mr. Bandyke said what was in the picture was not PVC. Ms. Walker said they can use wood for the lattice.

Mr. Serafin asked about the painted ten-by-ten beam depicted in the side elevation. Mr. McNutt said it was a new beam. Mr. Serafin asked for an explanation. Mr. McNutt described the size of the beam and the materials. Mr. Serafin asked if there would be trim board on the outside of it. Mr. Bandyke asked if he was doing a box beam and Mr. McNutt said yes.

Chairman Rockwood asked if the porch ceiling was beaded tongue-in-groove boards. Ms. Walker said that was not what was originally there. Mr. McNutt said they were beaded slat boards with a two-inch reveal. He is going to replace it with beaded paneling. Chairman Rockwood asked if it was four-by-eight

paneling and Mr. McNutt said it was and that it was stainable and paintable. Mr. Bandyke said he was concerned that the beam was not going to be wrapped and just painting over the nails would not be good. Ms. Walker said she wanted it to be correct. Mr. Bandyke recommended wrapping the beam so it would look finished.

Mr. Bandyke asked if the roof was going to be a standing seam roof. Mr. McNutt said what was there before was a flat seam. The replacement roof was PVR. Chairman Rockwood asked if it was pre-coated or will it be painted. Mr. McNutt said he had a brand new roof to put up and it would be painted black. He had purchased it for another job two years ago and did not use it then.

Chairman Rockwood asked if the circular columns lined up with the brick pillars below. There was no support shown underneath. Mr. McNutt said they would line up and be supported.

Mr. Bandyke asked if there would be a frame with the lattice inside of it. Mr. McNutt said if that was what the board preferred, he would do that. Mr. Bandyke recommended the lattice be perpendicular instead of diagonal. That would be period to the house.

Mr. Walker asked if they would be replacing the gutters and downspouts. Mr. McNutt said there was one gutter on the front. Mr. Walker asked if it would be like the existing half round or a round downspout. Mr. McNutt said it would be round since that was period. Mr. Walker asked if it would be aluminum and Mr. McNutt said yes.

Mr. Bandyke asked what the floor was previously. Ms. Walker said the floor was old fencing boards and probably put down by her uncle 30 years ago. There was discussion during the motion about the railing, pickets, balusters and materials to build it. The board members drew up a design during the discussion and gave it to Mr. McNutt.

Mr. Walker made a motion to grant a Certificate of Appropriateness to BAR **14-680** with the following conditions:

- The lattice is to be wood in a one-by-four frame and perpendicular;
- There is to be a one-by finished board wrapping the beam, fascia board and skirt board;
- The gutters are to be aluminum half-round and round downspouts;
- The roof is to be metal and painted black as proposed;
- Porch ceiling is to be made of wood with beaded panels as proposed; and
- Railing and pickets as depicted in the schematic as drawn by the Board members.

Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.

OLD BUSINESS:

None

DISCUSSION:

Mr. Crump spoke about Mr. Hanke and his appeal to City Council on the decision of **BAR 14-543**. The discussion in Council centered on options for the window replacements. The Council agreed that the Board acted appropriately according to the guidelines for the Historic District. The Board members asked Mr. Crump to e-mail them a copy of the Council decision. The Board members expressed concern that the decision could set a negative precedent.

The Board members agreed that they would adopt the 2015 meeting calendar at the next meeting.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:52pm.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information

Jucapa, LLC

Applicant (use reverse to list additional applicants)

540-247-4400

Telephone

1600 Amherst St.

Street Address

ltamps@comcast.net

E-mail address

Winchester

City

VA

State

22601

Zip

Owner's Signature (use reverse to list additional owners)

Jucapa, LLC

Owner Name (as appears in Land Records)

Same

Telephone

Same

Street Address

E-mail address

City

State

Zip

PROPERTY LOCATION

Current Street Address(es) 455 N. Loudoun St.

Use Apartments

Zoning: HR

Year Constructed: 1912

Historic Plaque? Y () N (X)

Number: _____

TYPE OF REQUEST - Submit TEN(10) copies of all materials needed for each request, and any additional information with this form.

- | | | |
|--|---|---|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Sign (specific type) and # _____ | <input type="checkbox"/> Exterior Change |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Freestanding | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Wall | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Projecting | <input checked="" type="checkbox"/> Windows/Doors |
| <input type="checkbox"/> Wall | <input type="checkbox"/> Other (specify) _____ | <input type="checkbox"/> Paint |
| <input type="checkbox"/> Other (specify) _____ | | <input type="checkbox"/> Other (specify) _____ |

FOR OFFICIAL USE ONLY

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS IS: _____ APPROVED _____ DISAPPROVED _____ TABLED _____ WITHDRAWN

SIGNATURE _____ DATE _____
Secretary, Board of Architectural Review



COMMERCIAL & RESIDENTIAL RENTAL PROPERTIES

1600 Amherst Street ■ Winchester, VA 22601 ■ (540) 662-9371

October 21, 2014

Mr. Josh Crump
Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Dear Mr. Crump:

This is a request to repair windows at 455 North Loudoun Street, Winchester, Virginia.

The existing windows are a combination of vinyl replacements and original wooden sash. A majority of the windows were replaced as part of the apartment renovation years ago.

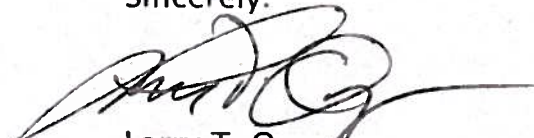
The remaining windows are in poor condition, and are unusual sizes and combinations. In an effort to preserve as much of the original window as possible, sashes were fabricated to fit in the original wooden frames. None of the wooden frames of windows being upgraded will be removed.

The sashes will be the same configuration as original windows, with an acrylic coating similar to the Kolbe K-Kron coating that has been approved for the historic district.

This is essentially a like-for-like replacement. The wooden frames remain and the sashes have the same configuration as original. The result will be a window without storm windows which take away from the historic look, particularly with the windows that are unique combinations.

Attached are photos of a window before replacement with storm windows and a window which has been replaced.

Sincerely,



Larry T. Ompa

LTO/nso



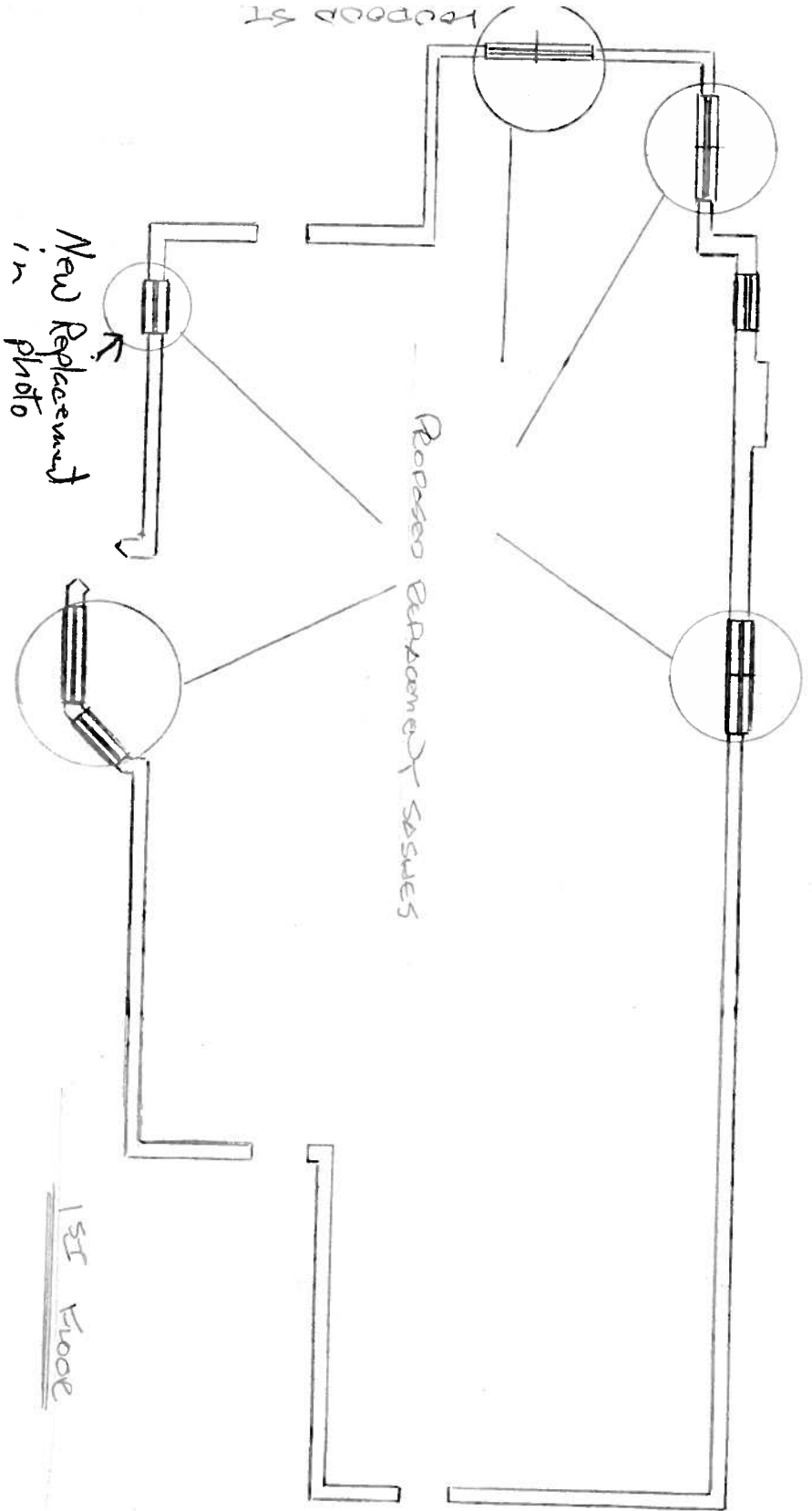
Existing Window before
Replacing Sash



New replacement sash



New Lash replacements



1ST FLOOR

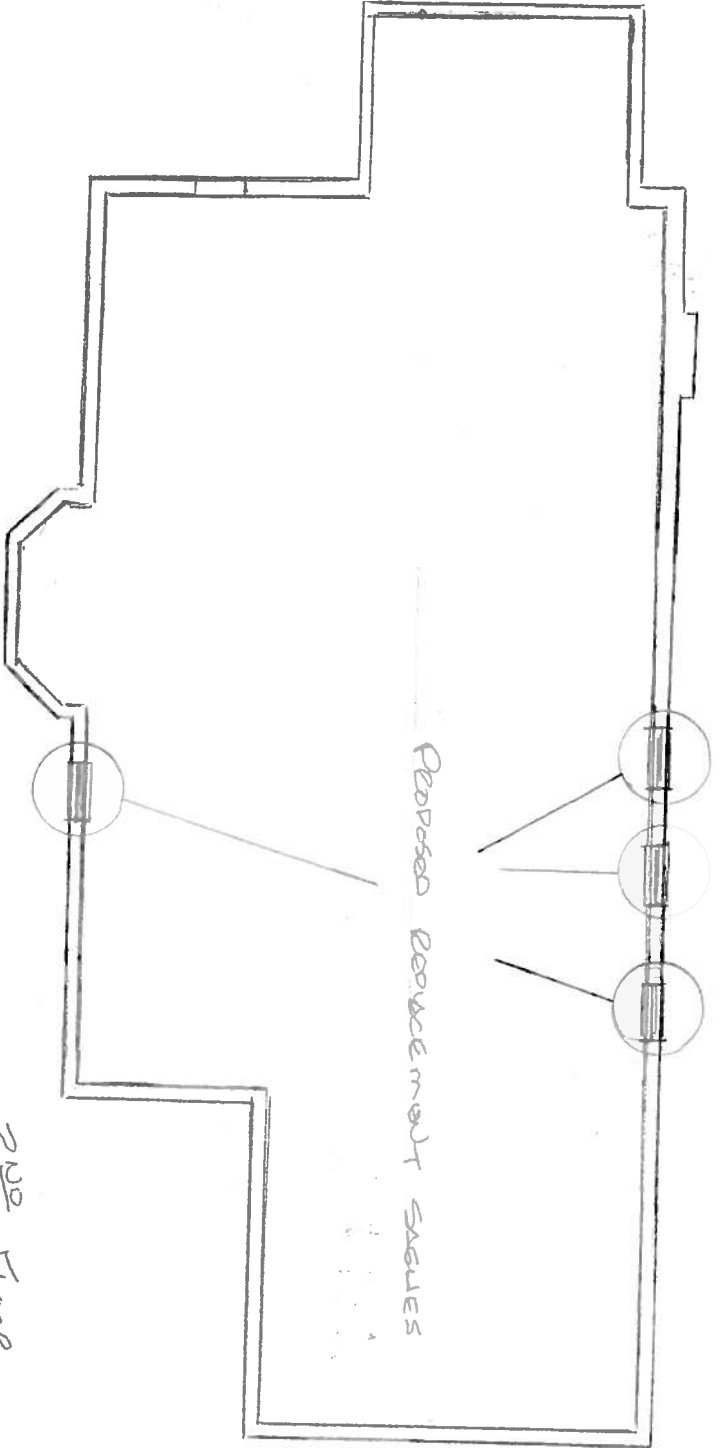
Proposed Bedding Area Issues

New Replacement
in photo

NORTH SIDE

1ST FLOOR

LODGE ST.

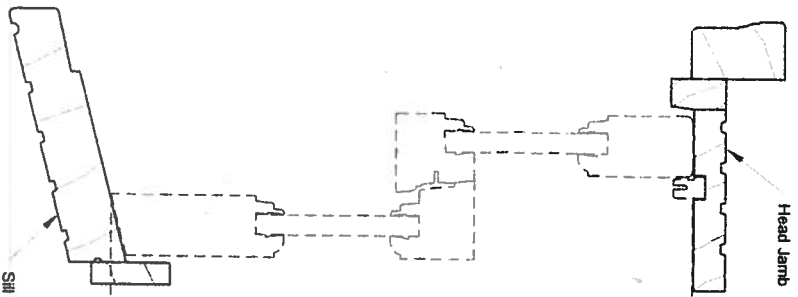


PROPOSED RECREATION SITES

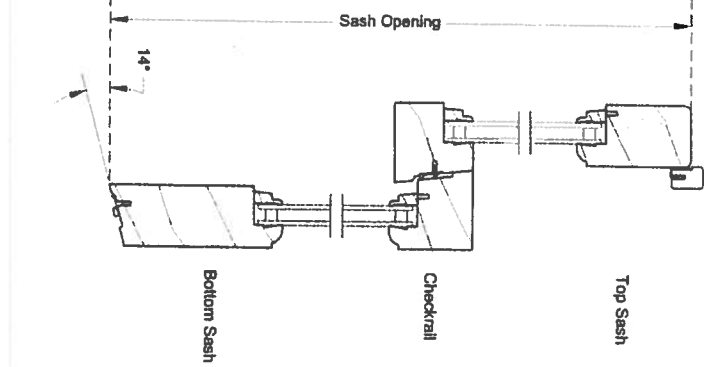
DOERYL AVE

2ND FLOOR

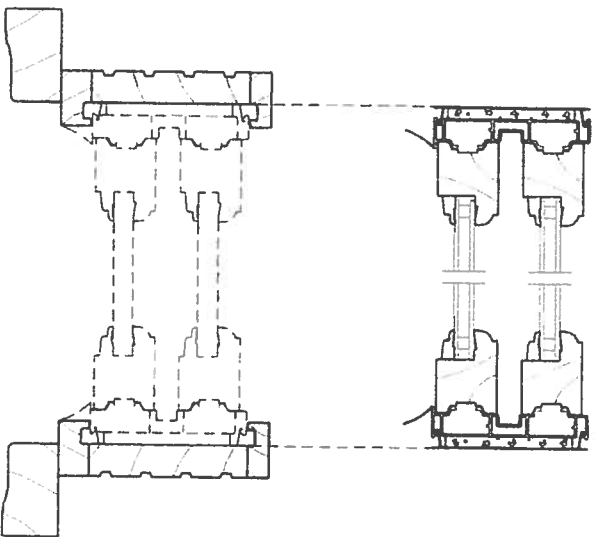
Existing Frame



Replacement Sash



Replacement Sash



Existing Frame

SASH DETAILS



About
who we are

Products
what we offer

Window Basics
learn from the best

Resource Center
all you need to know

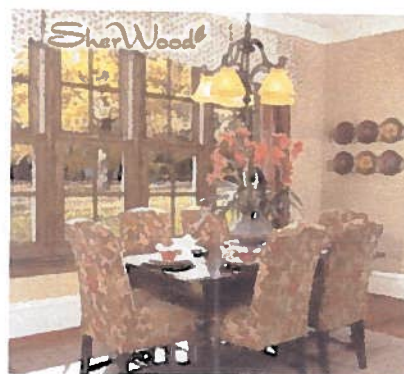


> Sherwood Double Hung

Sherwood Double Hung

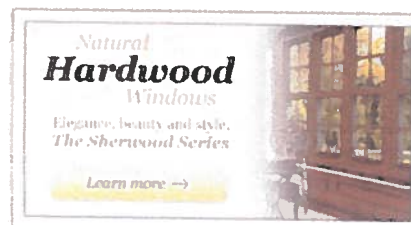
Features & Benefits

Sherwood windows are custom made to your specifications by our skilled craftsmen specifically for your home. These windows are engineered to combine the superior performance of vinyl with the amazing detail of hand selected Amish hardwood.



- Award-winning TimberView Technology marries wood and vinyl together without the use of screws, staples or adhesives.
- Hand-selected furniture grade oak or premium poplar hardwood interior is inspired by the sophistication and elegance of traditional wood windows.
- We offer unfinished or 11 professionally finished Sherwin Williams low VOC interior stains to compliment nearly any home décor. Each factory applied stain finish is followed with 2 coats of clear to give the maximum protection to your new wood windows.
- Standard white or clay exterior or 7 optional exterior colors to compliment the curb appeal of any home.
- Multi-chambered vinyl frame and sash provides the advanced strength, energy performance and weatherability of low-maintenance vinyl windows and are guaranteed never to rot, chip, peel or flake or splinter.
- 3-4/4" multi-chambered I-beam structural mainframe provides superior strength and rigidity while offering the most adaptability for all installation methods.
- Partitioned sloped sill delivers advanced water and wind protection with an additional interlock at the base for strength. Each Sherwood window has the exceptional DP50 rating without any additional reinforcement.
- Fusion welded frame and sash corners are secure, weathertight and never pull apart
- Our patented Pivot-True G3 heavy-duty constant force balance system incorporates specially coated stainless steel coils for a guaranteed lifetime of smooth and quiet operation. These balances are specifically engineered for modern window designs that utilize the heavier triple pane or double strength glass systems.
- Balance cavities are fully covered for seamless, uncluttered sight lines directing focus on the outside view.
- Interior wood joints are custom-lapped and coped for delightful fit and finish.
- Substantial wood lift at the lock rail emulates true wood window styling.
- Integrated sash interlock system eliminates drafts and provides secure protection unwanted elements, while providing tamper-proof peace of mind. Dual weatherstripping at the meeting rail supplements the design, providing the ultimate protection against air infiltration.
- Unlike antiquated wood windows, Sherwood windows tilt in for convenient cleaning.

- Recessed cam locks and die cast tilt latch covers are available in modern decorator finishes to enhance the décor of any room.
- Ample weatherstripping consists of synthetic wool pile with mylar fin strip and surrounds all sash components, repelling the elements.
- Double-Strength double-pane Intelliglass high performance low E glass enhances insulation and reduces sound transmission.
- PPG's Intercept Warm Edge spacer system's structural design gives the best combination of energy efficiency and longevity, virtually eliminating condensation and seal failures.
- Comprehensive Accidental Glass Breakage Warranty guards against life's unexpected mishaps.
- Color matched heavy-duty reinforced extruded screen frame is easier to remove and reinstall than low grade roll-form screens.
- Patented UltraVue™ screen mesh increases airflow and improves insect protection by utilizing a smaller mesh opening and thinner fibers than standard screens. This allows 25% more light, and fresh breezes to flow through while protecting against insects of every size.



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 455 N. Loudoun St. Present Use: Residential
 Map & Parcel: 123 - (1) Assessed Value: \$102,425
 Tract & Block: I 22
 Present Owner: Voyne B. Camp Historic Name: _____
 Address: _____ Original Owner: _____
 Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1900-20

Style: Vern. L. Geor. Grk. Rev. Ital. 2nd Emp. Rom. Goth. Q.A. Col. Rev.
B. Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd. Fr. Brk. Plas. Concrete
Unpainted Foundation

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

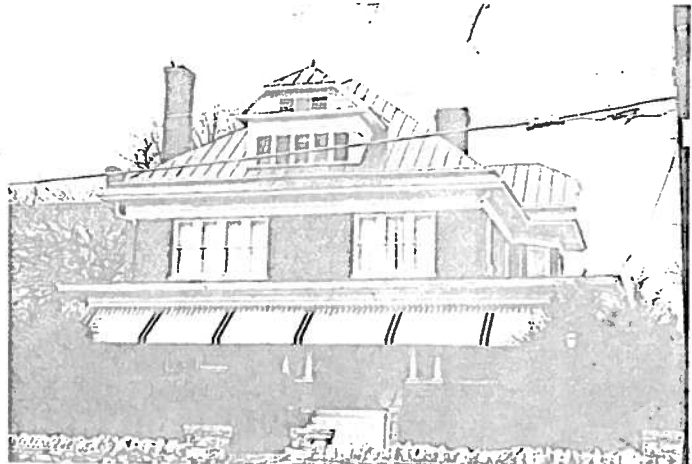
Sympathetic rear additions have transformed this massive house into apartments. Its steeply pitched painted seamed tin hip roof holds 2 corbelled chimneys and 2 dormers of interesting line. It is somewhat similar to #'s 431 et al on this street, but has a wider frieze and its porch, with coupled column and brick supports, continues along the right side. Although probably a practical element, removal of the aluminum awning would greatly enhance and improve the overall quality of this structure.

Historical Significance:

National State/Regional Local None

Historical Description

References:





City of Winchester

455 North Loudoun Street

Tax Map Number: 173-1-1- 22-

DHR Resource Number: 138-0042-0682

Resources: 1 single dwelling (originally)

Date/Period: ca. 1925

Style: Transitional Colonial Revival and Queen Anne

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This two-and-one-half-story, single-family dwelling (now apartments) is located on the southwest corner of West North Avenue and North Loudoun Street and is set back approximately ten feet from the concrete sidewalk. The grassy property slopes to the east and is marked by mature shrubs, trees, and foundation plantings. A concrete walkway provides access to the primary entry from the public sidewalk which lines North Loudoun Street. A three-foot stone wall spans the eastern edge of the property and continues along the northern boundary. A concrete driveway approaches the property from West North Avenue and is located north of the building. An asphalt parking lot is located west of the property.

Secondary Resource Summary: There are no visible secondary resources associated with this property.

Primary Resource Description: Constructed circa 1925, this two-and-one-half-story, two-bay single-family dwelling, now apartments, is designed in the Colonial Revival style with elements reflective of the previously popular Queen Anne style. Set on a solid concrete foundation, this building is constructed of seven-course, Flemish-bond brick. Standing-seam metal covers the hipped roof, which is accented by a boxed cornice, overhanging eaves, and a plain vinyl-clad frieze. A dormer, with a clipped gable roof of standing-seam metal, extends from the eastern slope. The dormer features a tympanum clad with wood shingles and a plain vinyl-clad frieze. Fenestration consists of a band of 1/1, double-hung, wood-sash windows. A similar dormer marks the southern slope and has the same fenestration as the façade dormer. A half-hipped dormer, with a roof covered with standing-seam metal, is located on the westernmost slope. The dormer is clad with wood shingles and is fenestrated with paired 1/1, double-hung, wood-sash. An interior-side brick chimney, with a channeled shaft, rises from the south elevation and has a corbeled brick cap. Two additional interior brick chimneys mark the roof and each has a corbeled brick cap.

A single-leaf, paneled wood door with lights, with sidelights and a tripartite transom, is located in the northernmost bay of the façade. Second story openings hold triple and a band of 1/1, double-hung, wood-sash windows. Each opening has a concrete sill. A one-story porch spans the façade and extends along two bays of the north (side) elevation. Set on a solid foundation faced with stretcher-bond brick, this porch is capped by a half-hipped roof of standing-seam metal. Paired and triple Tuscan wood columns, set on a solid brick balustrade, support the roof of the porch. Steps with brick wing walls are located in the central bay of the porch. The southernmost bay of the porch has been enclosed with stretcher-bond brick and asbestos siding. Fenestration consists of paired 1/1, double-hung, wood-sash with a rowlock brick sill.

The north and south (side) elevations are fenestrated with 1/1, double-hung, wood-sash and have concrete sills. First story openings are surmounted by soldier brick flat arches. The foundation is marked by single-light fixed wood windows. A three-sided, canted bay extends from the north elevation and rises the full height of the building. A clipped gable roof of standing-seam metal caps the bay. Fenestration consists of single and paired 1/1, double-hung, wood-sash windows and a single-leaf door, which is surmounted by a single-light transom. The tympanum is clad with square-butt wood shingles and is pierced by paired 1/1, double-hung, wood-sash.

A two-story, one-bay addition, constructed circa 1955, extends from the northernmost bay of the rear (west) elevation. Set on a solid foundation, this addition is constructed of seven-course, Flemish-bond brick. A half-hipped roof of standing-seam metal caps the addition. Fenestration consists of a single-leaf door (sheltered by a half-hipped hood of standing-seam metal), a single-light fixed wood window (topped by a soldier brick flat arch) and 1/1, double-hung, wood-sash windows.

A two-story, two-bay addition is located on the rear elevation of the main block and extends from the southernmost bay. Constructed circa 1960, this addition is set on a solid foundation and is constructed of seven-course, Flemish-bond brick. A shed roof, covered with standing-seam metal caps the addition. Visible fenestration consists of a single-leaf door and single and paired 1/1, double-hung, wood-sash windows. Most openings have a concrete sill. A vehicular opening has been enclosed on the north elevation with brick and is now fenestrated with paired 1/1, double-hung, wood-sash with a rowlock brick sill. A one-story, one-bay porch shelters the rear entry. The half-hipped roof is covered with standing-seam metal and is supported by square wood posts.

Significance Statement: This two-and-one-half-story single-family dwelling, now apartments, is representative of the domestic architecture constructed in the City of Winchester during the second quarter of the twentieth century. Judging by the form and materials, as well as by using Sanborn maps, this dwelling can be given a circa 1925 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design, despite the construction of the rear additions, the partial enclosure of the front porch, and slight change in use. Further, it has integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.

CERTIFICATE #: BAR- 14-705
DATE SUBMITTED: 11/7/14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>540-667-9114</u> Telephone	<u>HOBZELL CENTRE MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS</u> Applicant
<u>N/A</u> E-mail address	<u>203 N. WASHINGTON ST</u> Street Address
	<u>WINCHESTER, VA 22601</u> City / State / Zip

<u>James T. Riley, Treasurer</u> Property Owner's Signature	<u>RELIGIOUS SOCIETY OF FRIENDS</u> HOBZELL AND WINCHESTER CENTRE
<u>540-667-0047</u> Telephone	Property Owner (Name as appears in Land Records)
<u>j.riley@jtrileycpa.com</u> E-mail address	<u>203 N. WASHINGTON ST</u> Street Address
	<u>WINCHESTER, VA 22601</u> City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 203 N. WASHINGTON ST. Use: CHURCH
Zoning: HR-1 (HW) Year Constructed: 1872 Historic Plaque? Y () N (X) Number: _____

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify) <u>OUT BUILDING - STORAGE SHED</u>		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

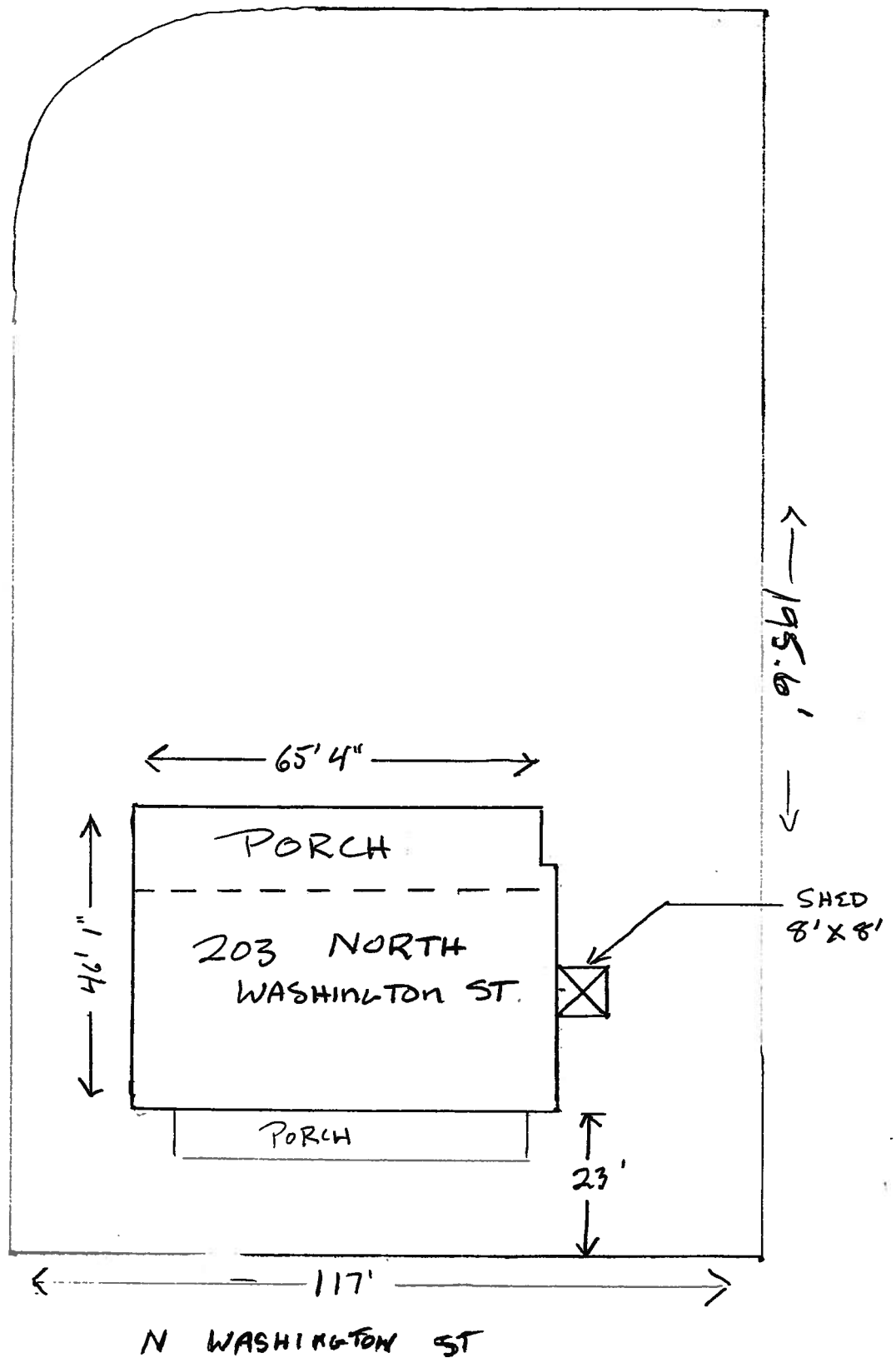
Secretary, Board of Architectural Review

CENTRE MEETING HOUSE

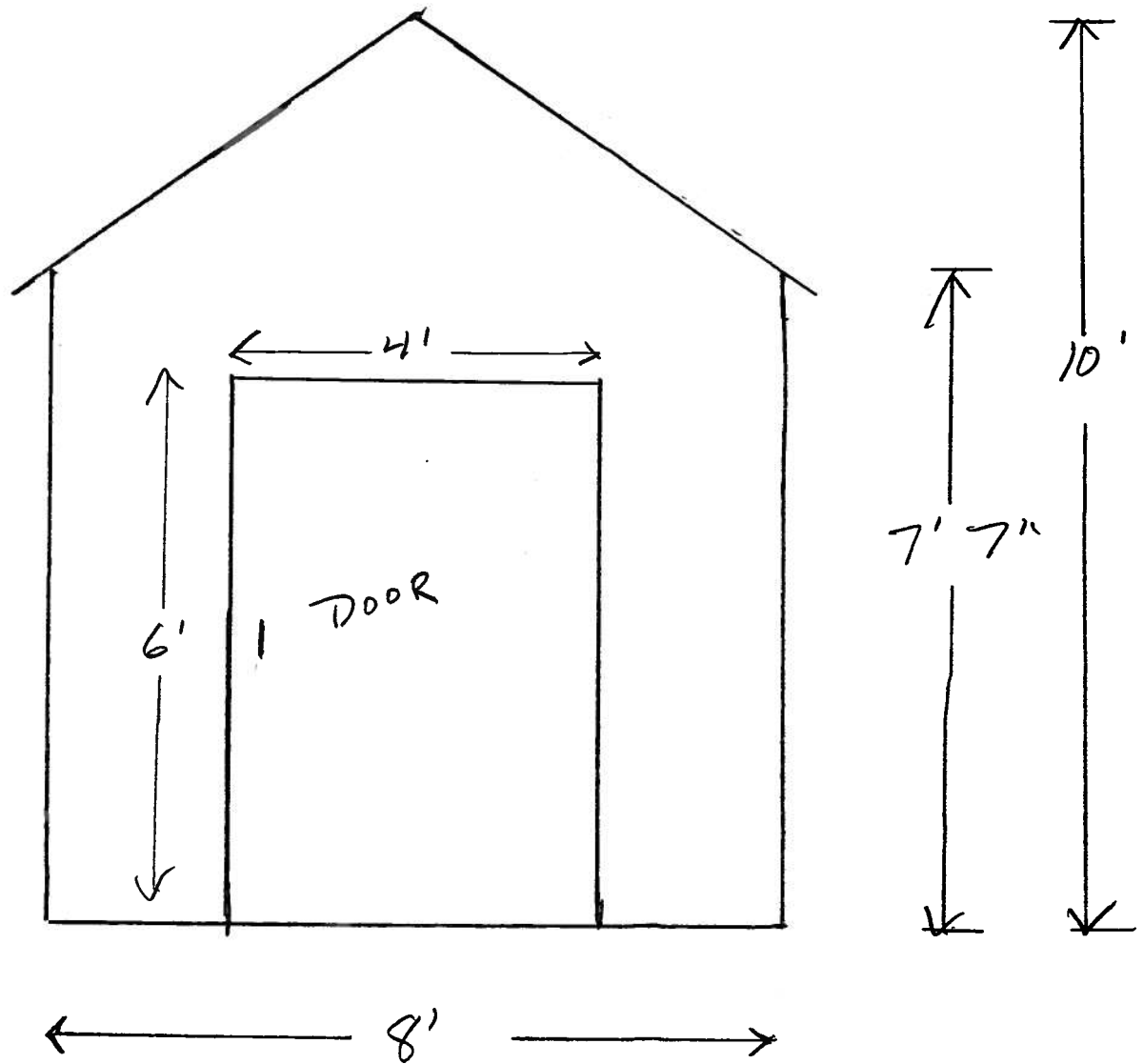
FAIRMONT AVE

1 inch = 25'

W. PLEASANT ST



STORAGE SHED
8'x8'



WOOD: WHITE PINE RUSTIC CEDAR STAIN (SEE #1)
BOARD & BATTEN STYLE (SEE #2)
ROOF: METAL Z9 GAUGE COLOR: IVY (SEE #3)

7

Classic Quaker

Butler Brothers










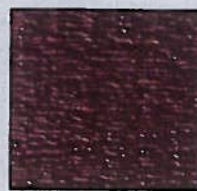

**10x16 Quaker
Board & Batton**

Rustic Cedar (stain)
Bronze Roof

Included with the Classic Quaker is one set of double doors and two 18x27 windows.








Roof Colors

SIDING & TRIM COLORS

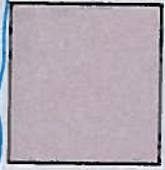
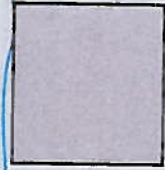

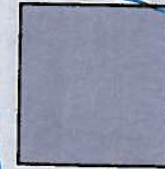


		
Classic Blue	Black	Natural Pine
		
Quaker Tan	Chestnut	Rustic Cedar
		
Red	Burgundy	Rustic Brown

ARCHITECTURAL ROOF COLOR OPTIONS



		
Charcoal	Hickory	Shakewood
		
Pewter Gray	Green	
		
Weatherwood	Fox Hollow Gray	

METAL ROOF COLOR OPTIONS

					
Clay	Ash Gray	Brown	Charcoal	Ivy	Ocean Blue

3-TAB

3

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 203 Washington St.

Map & Parcel: 173-1
Tract & Block: B-27

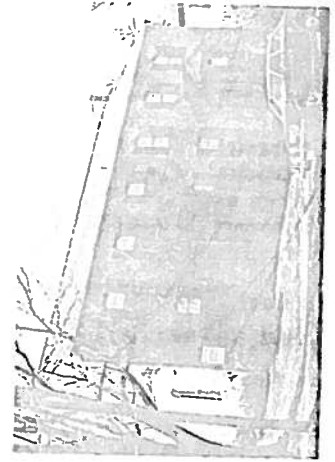
Present Owner: Religious Society of Friends
Address:

Present Use:

Historic Name: Friends Meeting House

Original Owner:

Original Use:



Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__

Style: Vern L.Geor. Grk.Rev. Ital Emp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. painted

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

A modestly handsome brick structure whose main architectural feature is the gentle segmentally arched windows which establish a rhythm on the six bay facade. The corbeled brick cornice is in keeping with the architectural understatement of the simple gabled form. Porches date most probably around 20th-century restoration. The rural quality of open site at the block end is important in both relief to the residential density and as a terminus to North Washington Street.

24

Historical Significance:

National State/Regional Local None

Historical Description

Blank box for Historical Description.

References:

7.12



City of Winchester

203 North Washington Street

Tax Map Number: 173-1-B-27-

DHR Resource Number: 138-0042-0988

Resources: 1 Quaker Meeting House

Date/Period: ca. 1872/ca. 1915

Style: Greek Revival

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This two-story building is located on the northwest corner of North Washington Street and West Piccadilly Street and is bounded along its western edge by Fairmont Avenue. The grassy property slopes to the east and is marked by mature shrubs, trees, and foundation plantings. Brick sidewalks line the eastern, southern, and western boundaries of the property. The backyard is surrounded by a metal picket fence. A gravel driveway approaches the property from West Piccadilly Street and is located directly west of the building.

Secondary Resource Summary: There are no visible secondary resources associated with this property.

Primary Resource Description: This two-story, six-bay Quaker Meeting House was constructed circa 1872 with a Greek Revival-style form. Set on a solid foundation (material not visible), this building is constructed of five-course, American-bond brick. A side-gabled roof, covered with standing-seam metal, caps the building and is accented by raking wood boards and a corbeled brick cornice. An interior-end brick chimney rises from the north and south (side) elevations and each chimney has a plain cap.

The segmental-arched door openings of the façade (east elevation) hold double-leaf, paneled wood doors with lights. A three-light, segmental-arched transom surmounts each door opening. A one-story, one-bay porch shelters each door entry and is set on a solid brick foundation. The front-gabled roof of each porch is covered with standing-seam metal and is supported by Tuscan wood columns and pilasters. A molded wood cornice with returns finishes each roof. The segmental-arched window openings on the façade hold 6/6, double-hung, wood-sash. A wood sill and one-course, rowlock brick segmental arch embellish each opening.

The north and south (side) elevations and rear (west) elevation are fenestrated with 6/6, double-hung, wood-sash windows with wood sills and one-course, rowlock brick segmental arches. In addition, two, double-leaf, paneled wood doors pierce the rear elevation. Three-light, segmental-arched transoms top the openings and one-course, rowlock brick segmental arches. A one-story, full-width porch extends from the rear elevation and is set on a solid concrete foundation. Constructed ca. 1915, the Colonial Revival-style porch is capped by a half-hipped roof of standing-seam metal. Paired Tuscan wood columns hold up the roof. The northernmost bay of the porch is enclosed and constructed of seven-course, American-bond brick. First noted on the 1921 Sanborn map, judging by the form and materials of the bay, it was likely constructed at the same time as the porch. Visible fenestration consists of two, single-leaf, paneled wood doors and a nine-light wood casement window. A one-course, rowlock brick segmental arch surmounts each opening.

Significance Statement: Constructed circa 1872 with a form indicative of the Greek Revival style, this two-story Quaker Meeting House retains integrity of materials, workmanship, and design. Further, the building retains integrity of setting and location. All of these aspects contribute to integrity of feeling and association. This Quaker Meeting House is a contributing resource to the Winchester Historic District under Criteria A and C.

BP # 14-966

CERTIFICATE #: BAR- 14-707
DATE SUBMITTED: 11-10-14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>571-239-8916</u> Telephone	<u>NOSTIMON, LLC</u> Applicant
<u>winchesterva1953@gmail.com</u> E-mail address	<u>P.O. Box 710445</u> MAILING Street Address
	<u>HERNDON, VA 20171</u> City / State / Zip

<u>G7c C Att/PL</u> Property Owner's Signature	<u>NOSTIMON, LLC</u> Property Owner (Name as appears in Land Records)
<u>571 239 8916</u> Telephone	<u>P.O. Box 710445</u> Street Address
<u>winchesterva1953@gmail.com</u> E-mail address	<u>Herndon, VA 20171</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 202 E. Piccadilly St Use: Chop STIX CAFE
Zoning: Bi (HW) Year Constructed: 1946 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Roofing <u>Metal</u>
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Proposal

RUSSELL'S ROOFING CO.

2244 Papermill Road
Winchester, VA 22601
(540)667-4965 Office
(540)722-2166 Fax

Proposal No.

Sheet No. 1

Date: 10/17/14

Proposal Submitted To	Work To Be Performed At
Name <u>Nostimon, LLC. c/o Chriss Poulos</u>	Street <u>Chop Sticks Kitchen</u>
Street <u>1621 Handley Avenue</u>	City <u>Winchester</u>
City <u>Winchester</u>	Date of Plans _____
State <u>VA 22601</u>	Architect _____
Telephone Number <u>571-239-8916</u>	Email <u>winchesterva1953@gmail.com</u>

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of APARTMENT: To remove existing roofing down to roof sheathing, install a 26 gauge prepainted 21" wide metal standing seam metal roof over roof sheathing. Install drip edge, vent pipe flashing, fasteners and sealants. Install (48)RT-200 prepainted snow guards on three sides of the building. Need roof color _____.

Material and Labor Dollars (\$9,819.00)

Any bad woodwork will be an extra.

Customer will pick up building permit.

We will clean up all debris from property when job is completed.

We do not guarantee this roof not to rattle or oil canning.

There is a 35 year warranty on the paint on the prepainted metal.

There is a two year warranty on the workmanship.

30% deposit required upon accepting proposal.

Virginia Class A License #141339.

Winchester City License #13804.

All material is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specification submitted for above work and completed in a substantial workmanlike manner for the sum of :

Material and Labor Dollars (00)

with payments to be made as follows:

WARRANTY WILL NOT BE ISSUED UNTIL ACCOUNT IS PAID IN FULL.

PROGRESSIVE PAYMENTS WILL BE SUBMITTED WITH BALANCE DUE UPON COMPLETION.

Any alteration or deviation from above specification involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability Insurance on above work to be taken out by Russell's Roofing Company

Respectfully submitted Lisa Bridgeforth, President

Robert Dean, Estimator

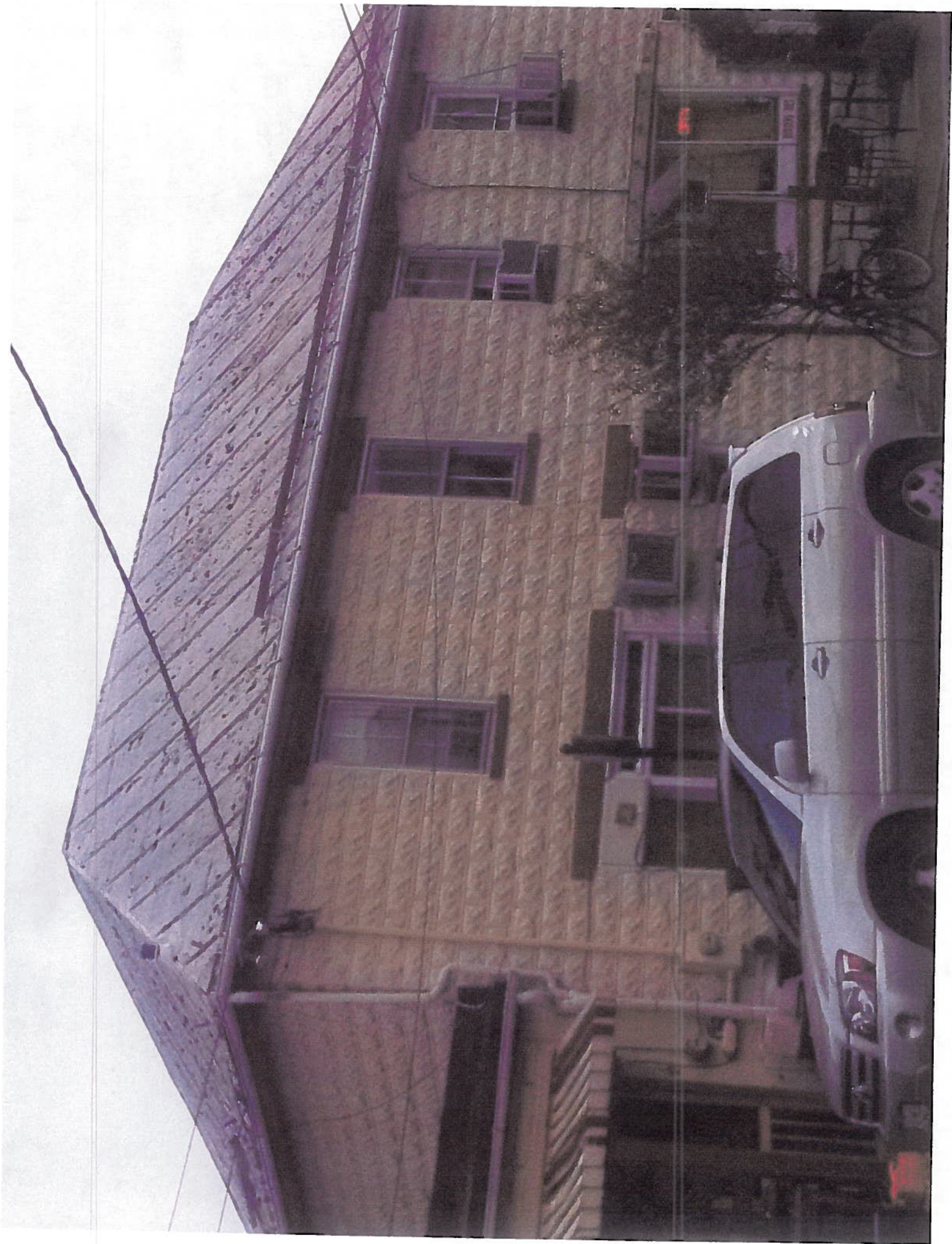
ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

I/We do hereby agree jointly and individually, to pay for all materials supplied. In the event that any account is placed for a third part collection, I/We hereby agree to pay all costs, including reasonable attorney fees, court costs, and finance charge.

Accepted _____ Signature _____

Date _____ Signature _____





Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes to meet any design objective. Whether your design calls for a natural weathered appearance or bright high-performance, full-strength fluorocarbon color—Englert offers a complete array of standard finishes.

Custom Colors

Englert offers a wide range of custom colors with short lead times and low minimum order requirements depending on the type of substrate. Englert can match the color of virtually any material, including brick, wood and fabric.

PermaColor 3500

Englert's PermaColor 3500 standard 35-year **low gloss** color coatings are comprised of a .7 to .9 mil full strength 70% Kynar 500®/Hylar 5000® fluorocarbon (Polyvinylidene fluoride PVDF) coating over a urethane primer of .2 to .3 mil on the finish side, with primer and a washcoat on the reverse side.

PPG DURANAR® ULTRA-Cool® is state-of-the-art when it comes to energy-efficient metal roofing. PPG DURANAR® ULTRA-Cool® meets Energy Star® specs for Cool Roofs and not only saves energy but money as well because:

- Heat is reflected away from the building
- Smog is reduced when environmental temperatures are reduced
- Energy costs are saved because of cooler interior spaces
- Life expectancy of the roof is increased due to less expansion and contraction
- Monetary incentives are increasingly being offered for switching to reflective roofing products
- Emissivity values of the coatings exceed 85%

PermaMetallics 3500

Englert now offers PermaMetallics 3500 with **low gloss** PPG DURANAR® ULTRA-Cool® coatings with a 35 year warranty to match our PermaColor 3500 color palette. Metallic Copper (non-aging), Champagne and Preweathered Galvalume coatings are comprised of a .8 to .9 mil full strength, 70% Kynar 500®/Hylar 5000® fluorocarbon (Polyvinylidene fluoride PVDF) coating over a urethane primer of .2 to .3 mil on the finish side, with primer and a washcoat on the reverse.

Galvalume-Plus®

This product has the advantage of an acrylic coating to reduce mill finish discoloration and uneven weathering. This metal is available as a new hi-tech solution to standard uncoated steel.



PermaColor and PermaMetallics Durability Tests

Description	ASTM Method	Durability	Substrates
Gloss	D523-89	10' max	steel and aluminum
Pencil Hardness	D3363-00	HB-2H	steel and aluminum
Flexibility T-Bend	D4145-83 (2002)	1-T	steel and aluminum
Flexibility T-Bend	D4145-83 (2002)	2-T	steel
Mandrel	D522-93a (2001)	no cracking	steel and aluminum
Adhesion	D3359-02	no adhesion loss	steel and aluminum
Reverse Impact	D2794-93 (1999)	no adhesion loss, no cracking	steel and aluminum
Falling Sand	D968-93 (2001)	80 liters per mil. DFT	steel and aluminum
Mortar Resistance	C267-01	no effect	steel and aluminum
Acid Pollutants	AAMA-605.2-91	<5 units color change	steel and aluminum
Acid Rain	Kesternich	10 cycles min.	steel and aluminum
Alkali Resistance	D1308-02	no effect	steel and aluminum
Salt Fog	B117-02	passes 3000 hours	aluminum
Salt Fog	B117-02	passes 1000 hours	steel
Humidity	D2247-02	passes 3000 hours	aluminum
Humidity	D2247-02	passes 1000 hours	steel
Color Retention	D822-01	passes 3000 hours	steel and aluminum
S. Florida Exposure	D2244-02	max. 5 units change	steel and aluminum
Chalk Resistance	D4214-98	min. rating of 8	steel and aluminum

Kynar 500® is a registered trademark of Atofina Chemicals, Inc.

Hylar 5000® is a registered trademark of Ausimont USA, Inc.

Galvalume® and Galvalume Plus® are registered trademarks of BIEC International, Inc.

DURANAR® ULTRA-Cool® is a registered trademark of PPG.

Distributed by:

Corporate Headquarters

1200 Amboy Avenue
Perth Amboy, NJ 08861

Field Service Centers

Connecticut

41 Warehouse Point Road
Wallingford, CT 06492

Tampa, Florida

6120 Pelican Creek Circle
Riverview, FL 33578

Ft. Lauderdale, Florida

2525 Davie Road, Suite 370
Plantation, FL 33317

Massachusetts

44 Garden Street, Suite 10
Danvers, MA 01923

New Jersey

1200 Amboy Avenue
Perth Amboy, NJ 08861

New York

45 Dixon Avenue
Amityville, NY 11701

Pennsylvania

181 Spring Run Road Ext., Suite 100
Coraopolis, PA 15108

Tennessee

3465 North Bend Circle, Suite C
Alcoa, TN 37701

Virginia

8560 Virginia Meadows Drive
Manassas, VA 20109

Tel: 1-800-610-1975
Fax: 1-888-389-0520
www.englertinc.com

PermaColor 3500 — Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050"). See your local sales representative for more information.



SunNet Blue NEW
Matches SunNet BIPV Laminate



Hartford Green
R 28.1 • E.9 • SRI 29.7



Dark Bronze
R 29.1 • E.9 • SRI 31



Mansard Brown
R 31 • E.9 • SRI 33.4



Burgundy
R 35.4 • E.9 • SRI 39.2



Royal Blue
R 28 • E.9 • SRI 29.6



Forest Green
R 28.7 • E.89 • SRI 30



Matte Black
R 28.2 • E.9 • SRI 29.8



Medium Bronze
R 32.3 • E.91 • SRI 35.6



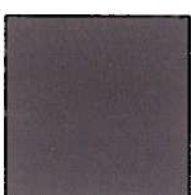
Colonial Red
R 36.8 • E.9 • SRI 41



Pacific Blue
R 28.5 • E.9 • SRI 30.1



Everglade Moss
R 32 • E.9 • SRI 34.7



Charcoal Gray
R 30.1 • E.9 • SRI 32.3



Sierra Tan
R 35 • E.91 • SRI 39.1



Deep Red
R 42 • E.91 • SRI 48.2



Slate Blue
R 31 • E.91 • SRI 33.9



Patina Green
R 39 • E.91 • SRI 44.3



Slate Gray
R 40.3 • E.9 • SRI 45.6



Sandstone
R 51 • E.9 • SRI 59.8



Terra Cotta NEW
R 34.8 • E.89 • SRI 37.9



Bone White
R 67 • E.9 • SRI 81.4



Hemlock Green
R 28 • E.92 • SRI 30.4



Dove Gray
R 28 • E.9 • SRI 29.6



Stone White
R 62.5 • E.9 • SRI 75.3

PermaMetallics 3500*



Metallic Copper
R 43.8 • E.9 • SRI 50.2



Champagne
R 38.4 • E.91 • SRI 43.5



Pewweathered Galvalume®
R 45.7 • E.91 • SRI 53.1

*These are premium priced paint systems.

R - Denotes Reflectivity
E - Denotes Emissivity
SRI - Denotes Solar Reflective Index

Due to the limitations of printing processes,
this color chart is not an accurate representation
of our actual colors.

Sample chips are available on request at no charge.
Colors available as of 3/2009.



Galvalume-Plus®
R 68 • E.10 • SRI 54.5

CALL ENGLERT FOR DETAILS
1-800-ENGLERT

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 202 E. Piccadilly Street Present Use: Commercial
 Map & Parcel: 174-(1) Assessed Value: \$15,350
 Tract & Block: J-21
 Present Owner: Chris Foulos Historic Name: _____
 Address: _____ Original Owner: _____
 Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None-

Stories: B 1 1½ (2) 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Concrete
 Cast Stone
 Painted Silver

Modifications: Minor Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good (Average) None
 Architectural Description

Two story, two and four bay commercial building in a typical corner design of the turn of the century. The hipped roof is covered in painted seamed tin.

Historical Significance:

National State/Regional Local None

Historical Description

References:





City of Winchester

202 East Piccadilly Street

Tax Map Number: 174-1-J-21-

DHR Resource Number: 138-0042-0927

Resources: 1 commercial building

Date/Period: ca. 1910

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This property is located on the northeast corner of North Kent Street and East Piccadilly Street. The level lot features a commercial building that fronts a public concrete sidewalk. The commercial building takes up the entire property, so there is no yard. This building is bounded by commercial buildings.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This two-story commercial building has a rectangular plan and is set on a solid concrete-block foundation. It is two bays wide and three bays deep. The masonry structure is constructed of rock-faced, concrete blocks and is capped by a hipped roof covered in standing-seam metal. The roof features overhanging eaves and an interior brick chimney. The main entrance is inset at the southwest corner of the building. The single-leaf entry holds a paneled wood door with one light and features a one-light transom. The second story of the façade (south elevation) and west (side) elevation of the commercial building is fenestrated with 2/2, double-hung, wood-sash windows. The façade and west (side) elevation is also fenestrated on the first story with paired one-light fixed windows with transoms and a row of four one-light, fixed windows. A small window opening on the first story of the west (side) elevation is partially obscured by an air-conditioning unit. Another air-conditioning unit, located immediately to the north, pierces the wall. All windows are enclosed with square-edged wood surrounds and feature rock-faced lintels. A single-leaf entry with a wood door is located in the northern end of the west (side) elevation. It features a blind transom and has a square-edged wood surround. A shared, rock-faced lintel connects the entry with a paired one-light, fixed window with narrow one-light transom.

A one-story, two-bay addition, constructed circa 1930, is located on the north (side) elevation. Constructed of concrete blocks, the addition is capped by a shed roof covered in metal. The west (front) elevation of the façade is fenestrated by a double-leaf entry and a single-leaf entry. Both entries have flush wood doors and are protected by a single, metal awning.

Significance Statement: This building is representative of commercial architecture constructed in the City of Winchester in the first part of the twentieth century. The building is not noted on Sanborn Fire Insurance maps in 1908, but is shown on the 1912 map. Based on map research and the building's form and materials, it was given a circa 1915 construction date. The building retains a high level of integrity of design, material and workmanship, despite minor alterations. A modest addition is located at the rear of the building and does compromise the integrity of the main block. The location, setting, feeling and association have not been compromised. Therefore, the commercial building qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.

CERTIFICATE #: BAR- 14-710
DATE SUBMITTED: 11/11/14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

540-722-2087 Telephone
gpburke@comcast.net E-mail address
G.W. Development, L.L.C. Applicant
2224 Wilson Blvd. Street Address
Winchester, VA. 22601 City / State / Zip

Steve Paul Burke Property Owner's Signature
540-722-2087 Telephone
gpburke@comcast.net E-mail address
G.W. Development, L.L.C. Property Owner (Name as appears in Land Records)
103 East Piccadilly Street Street Address
Winchester, VA. 22601 City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 103 East Piccadilly Street. Use: The George Washington Hotel
Zoning: B1 (HW) Year Constructed: 1924 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify) <u>1) Apply new trim and signage for Restaurant Entrance</u> <u>2) Add Shingle sign to designate restaurant</u> <u>3) Add Shingle sign for Half Note Lounge</u> ***SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION***		

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Renovation Project
for

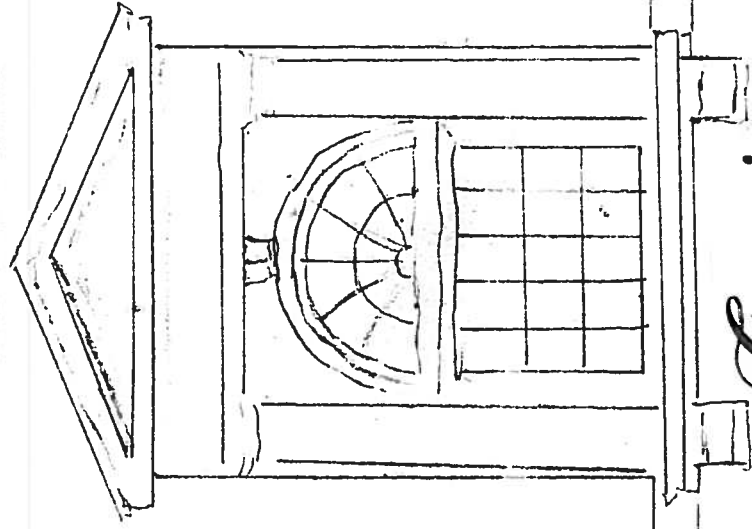
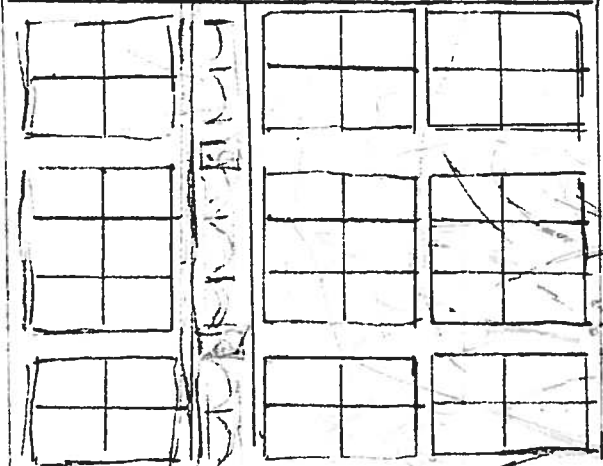
George's



FOOD & SPIRITS

(formerly The Dancing Goat)
at the George Washington Hotel
Winchester, Virginia

CONCRETE

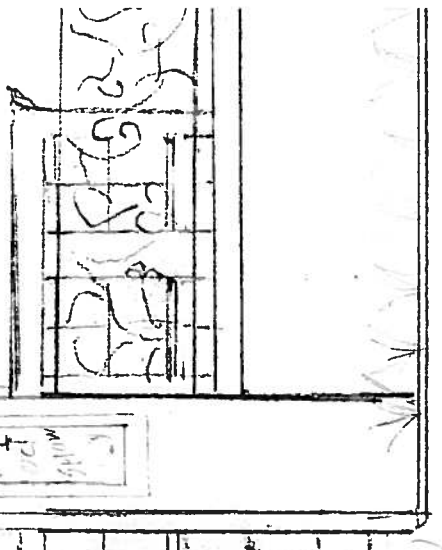


George's

FOOD & SPIRITS



← ADD 24" TO EXISTING COLUMN

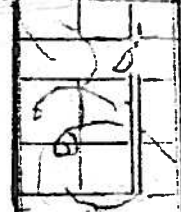


OUT AWAY VIEW



Paint on
existing
columns

Menu
Wood Menu
Display



George's

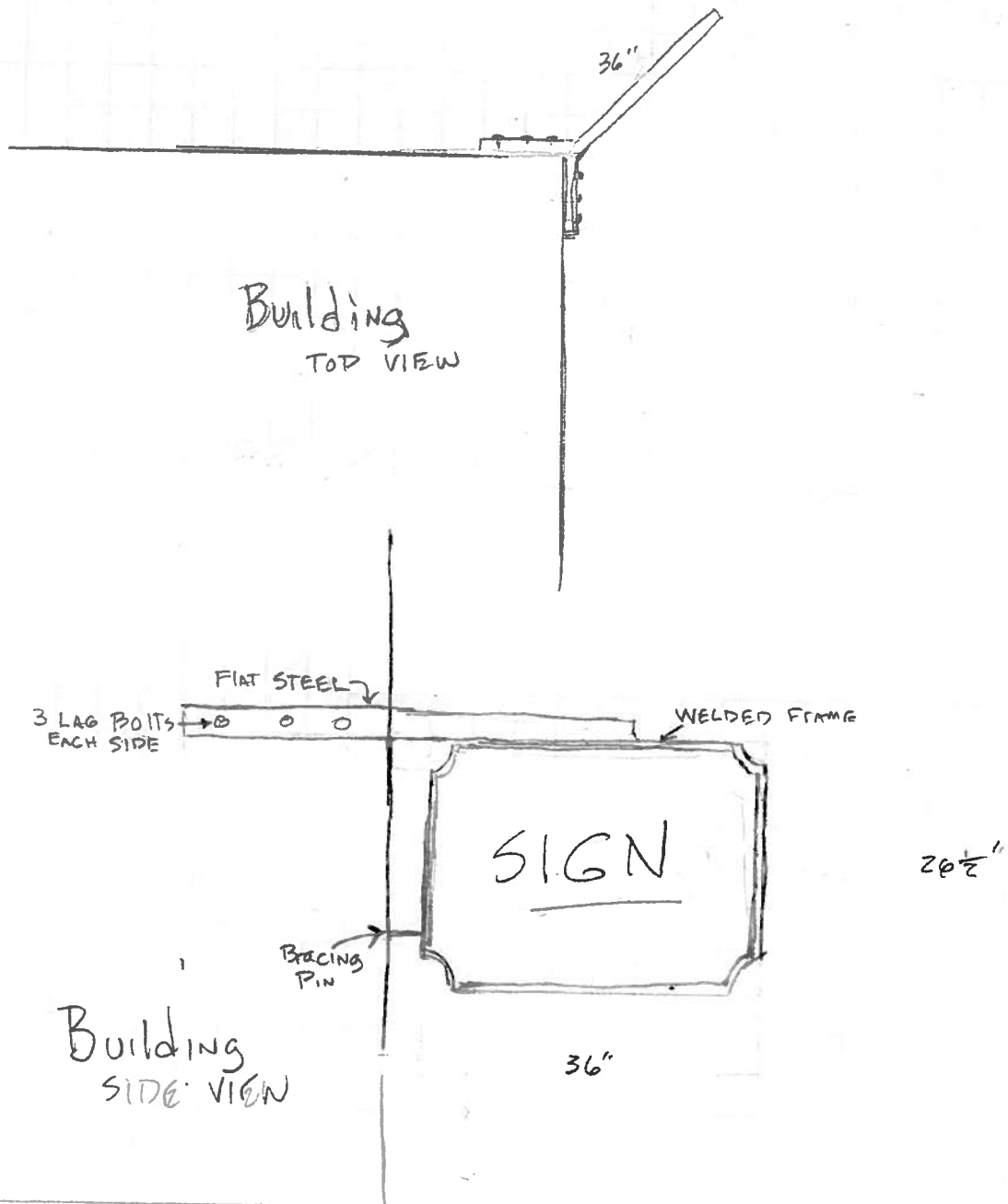
FOOD & SPIRITS

George's

FOOD & SPIRITS



CORNER SIGN

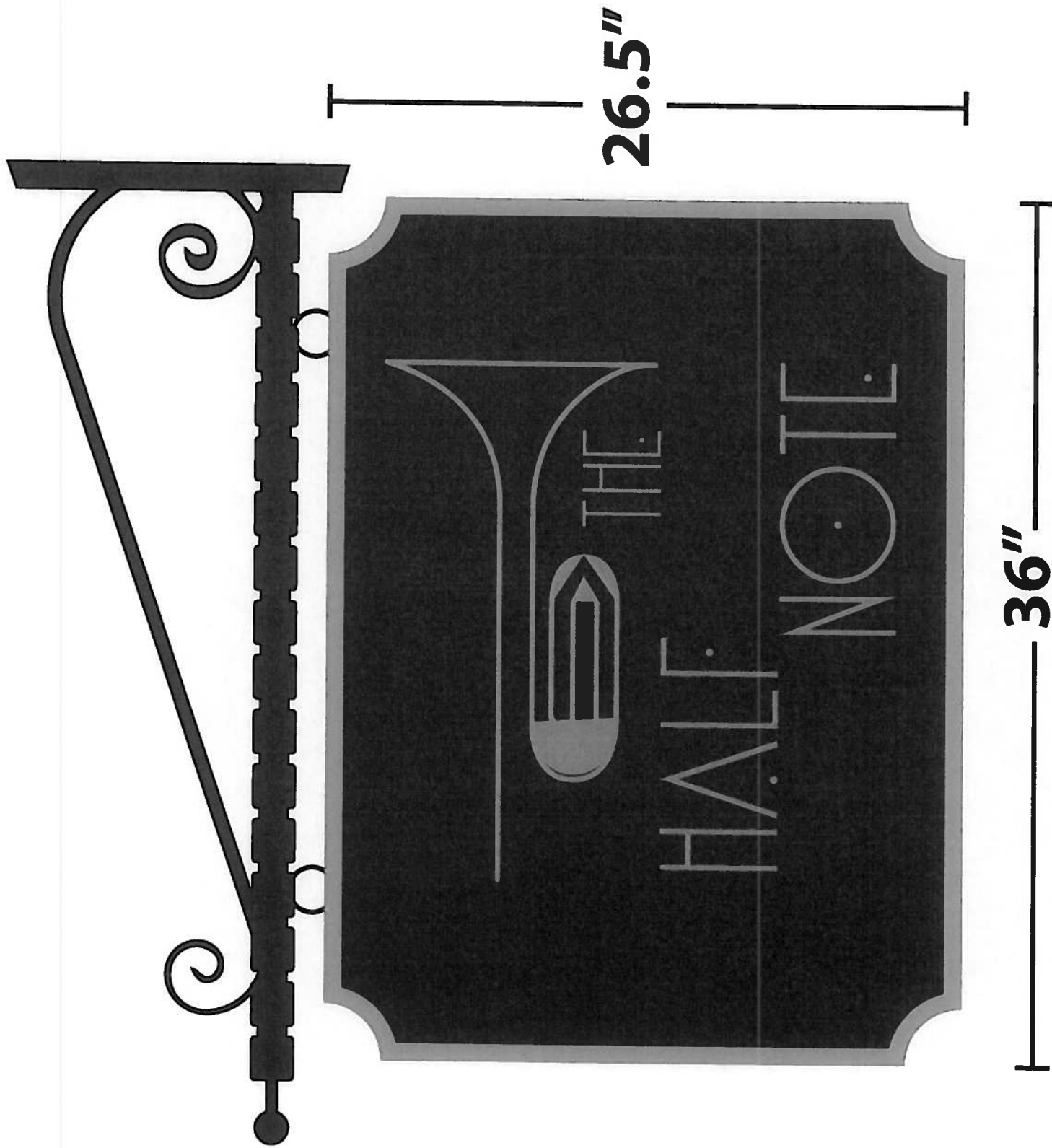


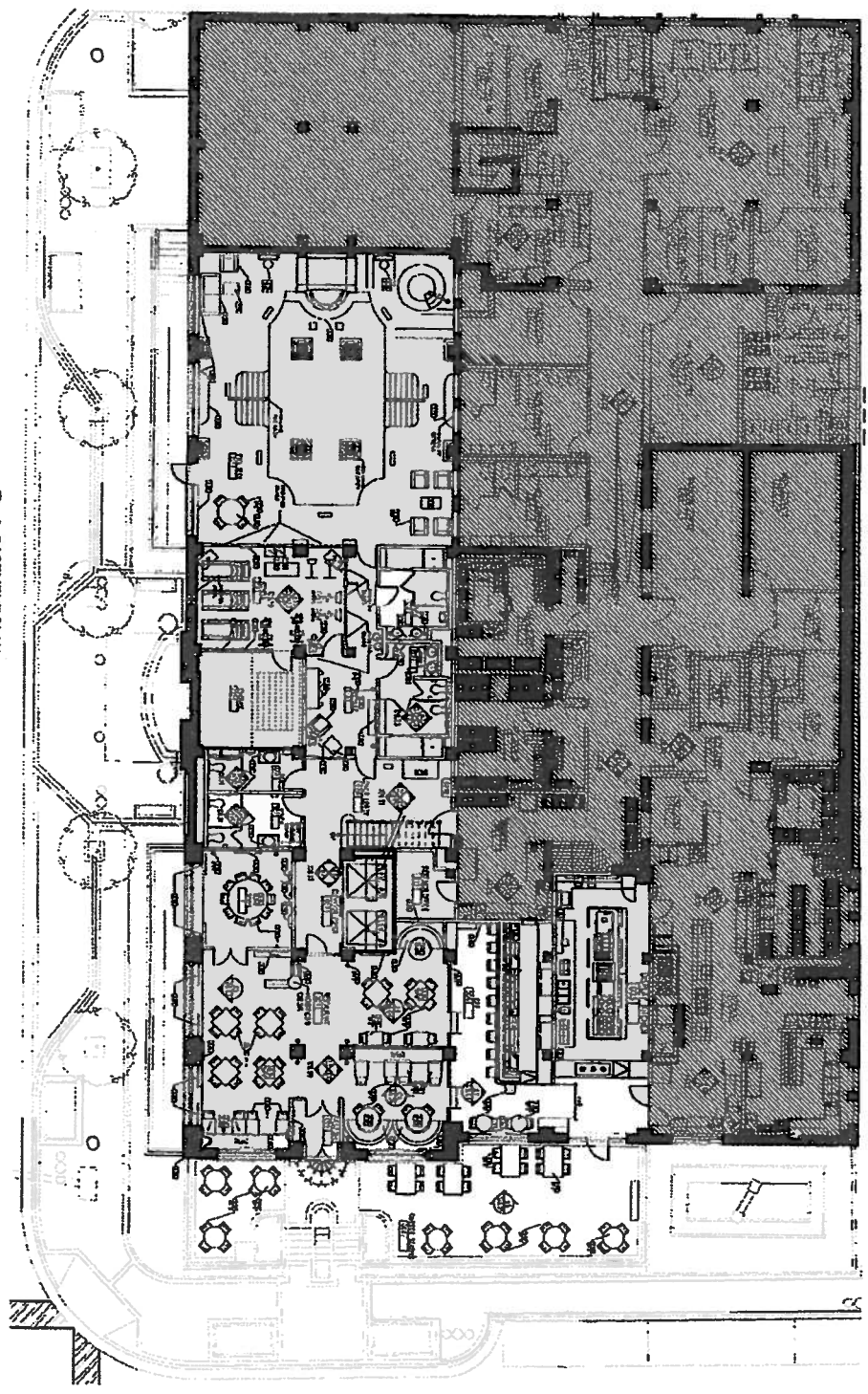
Georges



FOOD & SPIRITS







C4 BASEMENT PLAN
DATE: 08/11/01
SCALE: 1/8" = 1'-0"

DATE: 08/11/01
PROJECT: THE GEORGE WASHINGTON HOTEL
LOCATION: 103 EAST PICCADILLY STREET, WINCHESTER, VA 22601
CLIENT: THE GEORGE WASHINGTON HOTEL
ARCHITECT: HVS COMPASS INTERIOR DESIGN
DESIGNER: J. L. HARRIS
PROJECT MANAGER: J. L. HARRIS
PROJECT NUMBER: 001-001
PROJECT STATUS: IN PROGRESS
PROJECT PHASE: DESIGN
PROJECT BUDGET: \$1,000,000
PROJECT SCHEDULE: 12 MONTHS
PROJECT TEAM: HVS COMPASS INTERIOR DESIGN
PROJECT CONTACT: J. L. HARRIS
PROJECT PHONE: (540) 725-1234
PROJECT FAX: (540) 725-1235
PROJECT EMAIL: J. L. HARRIS@HVS.COMPASS.COM
PROJECT WEBSITE: WWW.HVS.COMPASS.COM

The George Washington Hotel
103 East Piccadilly Street, Winchester, Va 22601

HVScompass
INTERIOR DESIGN

RESTAURANT
LOWER LEVEL
FURNITURE PLAN

ID1.01

178-2150

RESTORE STORAGE TO MATCH ADJACENT.

NEW CANOPY —
NEW DECORATIVE
METAL AND GLASS
ENTRY DOOR —

NEW VIDEO -
CLASS WINDOW/
SYSTEM TO (F)
MATCH ORIGINAL

NEW CAPITAL CLUB WENDY SYSTEM

[illegible]

NOTE: REMOVE DUST AND WAX/DWAX.
- CLEAN AND TOUCHUP MASONRY
AND STONE (TYP)
- BUILDING TO HAVE EXTERIOR
ACCENT LIGHTING.

1500.

(2) LIGHT FIXTURES: SEE ELECTRICAL, DRAWINGS FOR TYPE & CONNECTIONS DIMENSIONS SHOWN TO CENTER (TYP)

(3) CONTINUOUS LINEAR LIGHTING, SEE ELECTRICAL, DRAWINGS, FASTER TO BUILDING WITH SPACERS & PULLING OR APPROVED EQUAL.

A1 NORTH ELEVATION

1950

STANDARD T
WATCH AND JADE

2000 0100

RECTOR OF THE
HOSPITAL AND
HOSPITAL OF THE

— ① 11E-3 70W

— ② 11E-3 70W

— ③ 11E-3 70W

— ④ 11E-3 70W

— ⑤ 11E-3 70W

— ⑥ 11E-3 70W

— ⑦ 11E-3 70W

— ⑧ 11E-3 70W

— ⑨ 11E-3 70W

— ⑩ 11E-3 70W

— ⑪ 11E-3 70W

— ⑫ 11E-3 70W

— ⑬ 11E-3 70W

— ⑭ 11E-3 70W

— ⑮ 11E-3 70W

— ⑯ 11E-3 70W

— ⑰ 11E-3 70W

— ⑱ 11E-3 70W

— ⑲ 11E-3 70W

— ⑳ 11E-3 70W

— ㉑ 11E-3 70W

— ㉒ 11E-3 70W

— ㉓ 11E-3 70W

— ㉔ 11E-3 70W

— ㉕ 11E-3 70W

— ㉖ 11E-3 70W

— ㉗ 11E-3 70W

— ㉘ 11E-3 70W

— ㉙ 11E-3 70W

— ㉚ 11E-3 70W

— ㉛ 11E-3 70W

— ㉜ 11E-3 70W

— ㉝ 11E-3 70W

— ㉞ 11E-3 70W

— ㉟ 11E-3 70W

— ㊱ 11E-3 70W

— ㊲ 11E-3 70W

— ㊳ 11E-3 70W

— ㊴ 11E-3 70W

— ㊵ 11E-3 70W

— ㊶ 11E-3 70W

— ㊷ 11E-3 70W

— ㊸ 11E-3 70W

— ㊹ 11E-3 70W

— ㊺ 11E-3 70W

— ㊻ 11E-3 70W

— ㊼ 11E-3 70W

— ㊽ 11E-3 70W

— ㊾ 11E-3 70W

— ㊿ 11E-3 70W

The George Washington Hotel
103 East Piccadilly Street, Winchester, Va 22601

COAST GUARD, LLC
224 W. 10th St.
Vancouver, WA 98660

BID SET

NORTH & WEST
ELEVATIONS

A3.01

CITY OF WINCHESTER

ARCHITECTURAL INVENTORY

1976

Address: 103 E. Piccadilly St. Present Use: Residential
 Map & Parcel: 173 - (1) Assessed Value: \$400,450
 Tract & Block: P-6 Historic Name: _____
 Present Owner: George Washington Original Owner: _____
 Address: _____ Hotel, Corp. Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1924

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None- Commercial

Stories: (B) 1 1½ 2 2½ 3 3½ 4 (5)

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. _____

Modifications: (Minor) Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
 Outstanding Excellent (Good) Average None

Architectural Description

Until recently converted to a residence for the elderly, this was Winchester's only remaining large downtown hotel. The starkness of the large facade of this building is broken by the creative use of contrasting materials: molded concrete and brick. Just below the flat roof is an applied bracketed cornice with dentils and concrete panels with a molded garland pattern. On the roof edge above the center bay is a decorative "cartouche". All windows have concrete arches and keystone and there is a dentiled and molded concrete belt course over the extra tall first level windows. The entranceway is framed by coupled pilasters and 3 part entablature.

Historical Significance:
 National State/Regional (Local) None

Historical Description

References:





City of Winchester

103 East Piccadilly Street

Tax Map Number: 173-1-P-6-

DHR Resource Number: 138-0042-0919

Resources: 1 hotel

Date/Period: 1924/1929

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This hotel is located on the southeast corner of the intersection of East Piccadilly Street and North Cameron Street and has a minimal setback from the brick sidewalk. The building is sited on a level lot that features landscaping. A wrought-iron fence lines the façade and protects the foundation-level windows. Paved parking is located south of the building, as is a concrete sidewalk. A sunken bricked patio is adjacent to the west (side) elevation of the building and serves as a dining area. The patio is enclosed by a brick retaining wall topped with a metal fence.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This five-story, nine-bay Colonial Revival-style hotel, known as the George Washington Hotel, was constructed in 1924. A five-story, two-bay addition was constructed on the east (side) elevation in 1929. The masonry building is faced with stretcher-bond brick and is set on a solid raised masonry foundation which is also faced in brick. A flat roof caps the building. The roof is finished with a modillioned cornice with dentil molding, which is topped by a brick parapet inlaid with stone panels with swag molding. A stone cartouche, sited on the parapet over the central bay, completes the roof. A one-story stairwell projects from the roof and is constructed of brick. A molded cornice completes the flat roof. The stairwell is fenestrated with 6/6, double-hung, wood-sash windows. The centrally-placed primary entrance opening on the façade (north elevation) contains automatic sliding metal-frame glass doors. A large canopy shelters the entrance. The doors and a large, centered round-arched multi-light wood fixed window are set within a monumental stone surround composed of paired fluted stone pilasters, which support a plain entablature topped with a wrought-iron balconet. The first story window openings on the façade contain tripartite windows composed of 6/6, double-hung, wood-sash windows flanked by 4/4, double-hung, wood-sash windows. The tripartite windows have wood lintels with swag molding and a stone sill course. The molded lintels also serve as a sill for tripartite windows composed of six-light fixed wood lintels flanked by four-light wood fixed windows with stone lintels. A stone frieze and cornice runs above the first story windows of the façade and side (west) elevation and features dentil molding and pateras. The window openings on the second-fifth stories contain 6/6, double, hung, wood-sash windows with stone sills and splayed stone lintels with keystones and 4/4, double-hung, wood-sash windows with rowlock brick sills. A stone sill course runs below the second and fifth story windows. The west (side) elevation has fenestration that is consistent with that of the façade. The exception to the fenestration on the west elevation is a fifteen-light fixed wood window with a multi-light transom. This window has a stone surround with pilasters supporting a plain entablature with a pediment. The rear (south) elevation of the west wing of the hotel has fenestration that is consistent with the façade. The segmental window openings on the east elevation of the west wing contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills. Two exterior-side brick chimneys rise from this elevation and have plain caps. The rear (south) elevation of the main block of the hotel has segmental window openings that contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches with stone sills. A one-story wing, original to the main block and originally the kitchen, is sited on the east elevation of the west wing and the south elevation of the main block. The kitchen has the same material treatment as the main block and has a flat roof. The south elevation of the kitchen is pierced by five-light fixed wood windows flanked by ten-light wood casement windows with stone lintels and a stone sill course. Metal skylights project from the roof of the kitchen and are composed of multi panes of fixed glass. A covered staircase is sited on the roof of the kitchen and attaches to the east elevation of the west wing. An interior courtyard adjacent to the kitchen is enclosed with a brick wall. The south elevation of the wall is pierced by two large openings with stone lintels. The openings contain metal gates.

A five-story, two-bay addition was constructed on the east elevation of the main block in 1929 and creates an eastern wing to match the original west wing. The addition has the same material treatment as the main block, though the first story was used for commercial purposes. The first story of the addition contained two identical business fronts. The westernmost bay of the additional originally was a bus terminal while the easternmost bay was a store. Each storefront features a single-leaf wood-frame glass door with a one-light transom and flanked by a large plate glass window. A spandrel divides the storefront from a tripartite window composed of multi-light leaded glass. The east (side) elevation of the addition has segmental openings containing 6/6, double-hung, wood-sash windows as well as rectangular windows containing 4/4 and 6/6, double-hung, wood-sash windows. The rear elevation has segmental window openings that contain 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills.

Significance Statement: This hotel is a distinctive example of Colonial Revival-style architecture in the City of Winchester and is one of the tallest buildings in the city. The George Washington Hotel was built in 1924 with an addition in 1929; it was remodeled in 1950/1951 and again in the mid-1970s, and underwent a complete rehabilitation from 2003-2008. The George Washington Hotel retains integrity of materials, workmanship, and design, as well as setting and location. All of these aspects contribute to integrity of feeling and association. The George Washington Hotel is a contributing resource to the Winchester Historic District under Criteria A and C. This property has been individually listed in the National Register of Historic Places.